

Valerie De La Rosa, Chair
Eugene Yoo, First Vice Chair
Donna Raftery, Second Vice Chair



Antony Wong, Treasurer
Emma Smith, Secretary
Drishaan Jain, Assistant Secretary
Mark Diller, District Manager

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

April 28, 2026

Director
Licensing Issuance Division
NY State Liquor Authority 163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on April 23, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

Manor Estate Wines USA LLC dba Secret Wine Garden 61 Carmine St 10014 (WBC–Tavern) (*previously unlicensed*)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a Tavern Wine license to operate a daytime café and evening wine bar in the ground floor of block-through six (6)-story mixed-use building with (c. 1900), the storefront premises being on Carmine Street between 7th Avenue South and Bedford Street (Block #582/Lot #61); and
- ii. **Whereas**, the ground floor premises is approximately 300 sq. ft.; there will be approximately 10 tables and not more than 24 seats and one (1) bar with not more than 12 seats for a total seated patron occupancy of not more than 36 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed without operable doors or windows that open out to the sidewalk; there is no outdoor seating included with the application, the Applicant agreeing with the local block association that there will be no future roadway seating and that they intend to apply under the Dining Out NYC program for sidewalk seating immediately adjacent to the building if permitted; and
- iii. **Whereas**, the proposed hours of operation will be from 7 AM to 11 PM Sundays through Thursdays and 7 AM to 12 AM Fridays and Saturdays; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes or movable barriers and no security personnel or doormen; and
- iv. **Whereas**, the premises, which has never previously been licensed for the service of alcohol, was most recently operated as an office space, the mixed-use building consisting of

approximately 36 walk-up residential units, this being a loss of dry retail that provided a service to the residents in the building and immediate area, the Applicant planning to bring a daytime food and coffee establishment to the area in addition to an evening wine bar; and

- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being **79 active licensed premises** and an additional 3 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; the Applicant nonetheless having met with the local block associations (Carmine Street Block Association and Central Village Block Association) and reaching an agreement with them as to hours and method of operation and outdoor seating; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the new Tavern Wine liquor license, with those stipulations as follows:
1. Will be advertised and operated as daytime café and evening wine bar with the kitchen open and food available until closing every night.
 2. The hours of operation will be 7 AM to 11 PM Sundays through Thursdays and 7 AM to 12 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
 5. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 10 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
 6. Will not have roadbed seating in the future.
 7. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 8. Will not have televisions.
 9. Will have not more than 24 private parties per year
 10. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 11. Will not install or have French doors, operable windows or open facade
 12. Will not make changes to the existing façade except to change signage or awning.
 13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 15. There may be occasional ticketed events for classes such as wine and cheese pairings.
 16. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 17. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 18. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new Tavern Wine liquor license for **Manor Estate Wines USA LLC dba Secret Wine Garden 61 Carmine St 10014** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous, 35 Board Members in favor.

We respectfully request that your agency take action consistent with the positions expressed in the above.

Sincerely,



Donna Raftery, Chair
SLA Licensing 1 and 2 Committees
Community Board #2, Manhattan



Valerie De La Rosa, Chair
Community Board #2, Manhattan

VDLR/em

cc: Hon. Daniel Goldman, Congressman
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, NY State Assembly
Hon. Grace Lee, State Assembly Member
Hon. Michael Levine, NYC Comptroller
Hon. Brad Hoylman-Sigal, Man. Borough President
Hon. Erik Bottcher, NYC Council Member
Hon. Christopher Marte, NYC Council Member
Hon. Harvey Epstein, NYC Council Member
Thomas Donohue, Deputy Commissioner of Licensing, NY State Liquor Authority



COMMUNITY BOARD NO. 2, MANHATTAN
3 WASHINGTON SQUARE VILLAGE
 NEW YORK, NY 10012-1899
 www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org
 Greenwich Village • Little Italy • SoHo • NoHo • Hudson Square • Chinatown • Gansevoort Market

Community Board 2 Liquor License Stipulations

**The original signed and notarized form must be returned to the CB2 office by Monday, April 20 2026.
 If not returned 24 hours prior to CB2s full board meeting, the application will be denied.**

I, **Sharleen Ravishankar** as a qualified representative of **Manor Estate Wines USA LLC dba Secret Wine Garden** located at **61 Carmine Street, New York, NY 10014** agree to the following stipulations:

Application Type: OP Restaurant/Tavern RW TW Alteration Other:

Premise will be advertised and operated as a daytime café and evening wine bar

Hours of operation:


Sunday:	7 AM	to	11 PM	Thursday:	7 AM	to	11 PM
Monday:	7 AM	to	11 PM	Friday:	7 AM	to	12 AM
Tuesday:	7 AM	to	11 PM	Saturday:	7 AM	to	12 AM
Wednesday:	7 AM	to	11 PM				


(Premises will open no later than stated opening time and **NO** patrons will remain after stated closing time.)

- Will operate with less than a full service kitchen but will serve food during all hours of operation.
 - Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or
 - There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
 - Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 10 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
 - Will not have roadbed seating in the future.
 - Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 - Will not have televisions.
 - Will have not more than 24 private parties per year.
 - Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 - Will not install or have French doors, operable windows or open facades.
 - Will not make changes to the existing façade except to change signage or awning.
 - Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 - Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
- Will not have: Dancing DJs Live Music Promoted Events Any event where cover fee is charged
 Scheduled Performances Velvet ropes or metal barricades Security Personnel/Doorman
- Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 - Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: Sharleen Ravishankar Phone Number: 9172144851

Signed:  _____
 Print Name: Sharleen Ravishankar Date: 20/4/26

Sworn to this 20 day of April 2026
 Notary Public: 

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license

DIANA BAEZ
 Notary Public
 NO. 01BA0028969
 Qualified in Kings County
 My Commission Expires Sep 18, 2028